

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Jaffe Wright Investments, Ltd.

**Case #:** 15-R-04

**Date:** January 27, 2004

**Comments:**

1. No comments

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Jaffe Wright Investments, Ltd.

**Case #:** 15-R-04

**Date:** January 27, 2004

**Comments:**

1. Please contact Tim Welch for Engineering comments.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Jaffe Wright Investments, Ltd.

**Case #:** 15-R-04

**Date:** January 27, 2004

**Comments:**

1. Flow test required.
2. Show hydrant location
3. The entry stair system must comply with NFPA 101, 7.2.2 at permit phase. No unrated openings permitted.

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**Division:** Info. Systems

**Member:** Gary Gray  
(GRG)  
954-828-5762

**Project Name:** Jaffe Wright Investments, Ltd.

**Case #:** 15-R-04

**Date:** January 27, 2004

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Jaffe Wright Investments, Ltd.

**Case #:** 15-R-04

**Date:** January 27, 2004

**Comments:**

1. Show any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. Note: overhead powerlines should be placed underground.
2. As per the requirements of Sec. 47-13.20 of the U.L.D.R., shade tree street trees are to be provided. The plan shows what appears to be Silver Buttonwoods along NE 4<sup>th</sup> St. (although the plant list has the identical symbol for Silver Buttonwood and Slash Pine.) Note that shade trees must be at least 14' high, with an 8' sprd. and 6' ground clearance at time of planting.
3. Certified Arborist's reports are required for the 3 Slash Pines which are shown to be removed. If these are determined to be "speciman" trees, equivalent replacement must be by cash value only as payment to the City's Tree Canopy trust Fund.
4. For those trees to remain, verify that there is sufficient pervious area provided to support the tree, and that the root system will remain intact. Provide a grading plan for those areas within 15' of the Slash Pines to remain to verify that there will be no grade change. The base material within the dripline of the pines should be pine needle mulch, with no irrigation.
5. Make sure there are no conflicts between trees to remain and the proposed structure. Relocations may be required. Also, make sure that Code required spacing from structures is maintained.
6. If there are fences or walls, they need to be setback from the property line. Landscape is required on the street side.
7. Signoff plans need to be sealed by the Landscape Architect.

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**Division:** Planning

**Member:** Wayne Jessup  
Architect  
Office Ph. 954-828-4346  
Office Fax: 954-828-5858  
Email:  
[WJessup@fortlauderdale.gov](mailto:WJessup@fortlauderdale.gov)

**Project Name:** Jaffe Wright Investments, Ltd.

**Case #:** 15-R-04

**Date:** January 27, 2004

**Request:** Site Plan Review/30,128 S.F. of office /RAC-CC  
104 & 110 NE 4 St.

**Comments:**

1. Project is subject to 30 day City Commission call-up after Preliminary DRC and Pre-CC sign-offs.
2. Provide text narrative to include but not be limited to: maintenance operations, loading/service systems, addition or elimination of on-street parking, building's architectural style et. al.
3. Discuss provision for any additional right-of-way dedications or easements with DRC Engineering representative at the meeting.
4. Provide detail and description of any exterior signage to be provided.
5. Indicate property lines and setbacks on all floor plans.
6. Provide roof plan indicating mechanical equipment and screening.
7. Provide evidence that project meets parking requirements as outlined in Table 3, ULDR Sec. 47-20.
8. Provide parking garage screening detail. All automobiles and lights to be screened from 4<sup>th</sup> Street. Also, indicate garage lighting and shields. Discuss with Zoning representative at the meeting.
9. Provide project's staging plan. Discuss with DRC Engineering representative at the meeting.

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10. Provide 7 ft. min. sidewalk on S.W. 4 Street.
11. Indicate provisions for vehicular stacking at the parking garage entry. Discuss with DRC Engineering representative at the meeting.
12. Provide narrative text as to how shade tree selection responds to potential conflict with existing utilities. Discuss with Landscaping representative at the meeting.
13. Provide section indicating the relationship between the proposed building, sidewalk, landscape area and the street from NE 4 St.
14. Add on-street parking spaces with bulb-outs as shown in figure 4.13 of the RAC Design Guidelines. Provide on-street parking space dimensions on the site plan. Discuss addition of public parking spaces with Engineering representative at the meeting.
15. Recommend presenting proposal to any local association (Flagler Heights Civic Association, 954-522-2684) and neighbors for public input.
16. Provide narrative outlining project's compliance (point-by-point) with ULDR Sec. 47-13.20, General Design and Density Standards et al. Narrative shall cite each requirement as written in the ULDR and how project complies with such.
17. Provide narrative outlining project's compliance (point-by-point) with ULDR Sec. 47-25.2, Adequacy Requirements.
18. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
19. Provide a text narrative that includes at a minimum information on the: security system, anticipated types of retail and service tenants, ownership information, lighting, solid waste disposal system, and any other systems or operations anticipated to be part of the ongoing operation of the building.
20. Remove from submittal package all references to the 'Existing Adjacent Parcel Under Contract, Not Part Of This Permit'. Any work proposed on this parcel will have to be reviewed under a separate application.

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21. Provide a table indicating the required and all proposed setbacks for the project.  
This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
22. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
23. Provide color samples and materials information for all exterior surfaces and indicate on elevations.
24. Provide a copy of the most current recorded plat and amendments for the proposed site. Applicant shall provide documentation verifying that site does not require replatting, i.e., specifically delineated lots under previous plat, verification letter from Broward County Planning Council.
25. Response to all comments shall be permitted within 90 calendar days or project may be subject to additional DRC review.
26. Additional comments may be forthcoming at DRC meeting.



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<b>Division:</b>	Police	<b>Member:</b>	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875 Fax -954-828-6423
<b>Project Name:</b>	Jaffe Wright Investments, Ltd.	<b>Case #:</b>	15-R-04
<b>Date:</b>	January 27, 2004		

**Comments:**

1. Glass windows and doors must meet the guidelines as established by FBC.
2. Access to offices 114-128 is restricted via the lobby. Recommend that offices #125 & 126 be reduced to 268 sq. ft., which are the present square footage of offices #124 & 127. Secondly, recommend that a door be installed from the lobby that affords access to the southern offices. The door should be key card or electronically controlled.
3. The second floor has identical concerns with no access via the lobby to the southern offices. Recommend reduction in offices #225 & 226 and door erected in lobby to access other offices.
4. Recommend CCTV with cameras strategically positioned on both floors and in the parking lot.
5. Recommend intrusion and fire alarm.
6. Please document response on letterhead.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Jaffe Wright Investments, Ltd.

**Case #:** 15-R-04

**Date:** January 27, 2004

**Comments:**

1. Provide a narrative outlining how the proposed project complies with the General design and density standards of section 47-13.20.B.1-6.
2. Pursuant to section 47-20.2 Nonresidential uses located within 100 feet of RAC-UV that is greater than 2,500 square feet in gross floor area, which shall be calculated at 60% of the parking space requirements for uses as provided in Table 1.
3. Indicate the location of all mechanical equipment pursuant to section 47-19.2.S and 47-19.2.Z.
4. Additional comments may be discussed at the DRC meeting.